

CHARLES L. GUTTENPLAN, AICP, PP

Professional Emphasis

Land planning consulting for public and private sector clients, regarding general land use issues, zoning and other land use controls, legal aspects of planning, subdivision and land development planning and regulation, comprehensive planning, open space and recreation planning, urban design, planning administration and management.

Experience

- Waetzman Planning Group, Inc. (Bryn Mawr, PA) 1989 to Present

Director of Planning Services/Corporate Vice President. Provide consulting services to municipal governments and private sector clients, for services including comprehensive plans, zoning and other land use regulations, recreation plans, development review, expert testimony, and general planning services. Current and previous clients include:

Representative Municipal Clients

Hilltown Township (Bucks County, PA)

Preparation of complete update to Township's comprehensive plan and open space plan. Reviews of major subdivision and land development proposals. Provide assistance to the Township in its development of selective amendments to the Zoning Ordinance.

Marlborough Township (Montgomery County, PA)

Preparation of reviews of major subdivision and land development proposals. Assist Planning Commission and Board of Supervisors in managing the approval process of these proposals.

Middle Paxton Township (Dauphin County, PA)

Preparation of major update to Township's comprehensive plan, primarily to address impacts of reconstruction of US Route 22/322 as a limited access highway, with two interchanges proposed within the Township; extensive public outreach process involved throughout the plan's development.

Montgomery County (PA)

Preparation of Liberty Bell Trail Feasibility Study (lead consultant). Worked with sixteen municipalities in two counties (Bucks and Montgomery) to determine the feasibility of establishing a recreational trail within or nearby the right-of-way from the former Liberty Bell Trolley, which ceased operations in 1951.

Narberth Borough (Montgomery County, PA)

Preparation of parks, open space and recreation plan to provide strategy for meeting residents' needs emphasizing non-traditional techniques



THE
WAETZMAN
PLANNING
GROUP

Mailing Address

1230 County Line Road
Bryn Mawr, PA 19010
(610)527-0600
Fax (610) 527-0445

Woodbury, New Jersey
(856) 853-2600
Fax (856) 853-6112

Toll Free
(800) 669-5202

wpg@waetzmanplanning.com



resulting from the scarcity of vacant land, and to assist the Borough in qualifying for Montgomery County Open Space Grant funding. Preparation of revitalization plan for main Borough business district, containing a short- and long-term action plan for parking, streetscape and other improvements. Represented Borough Council at Zoning Hearing Board in opposition to proposed expansion of non-conforming commercial development. Participated in developing compromise strategy between Borough and applicant; drafted Zoning Ordinance amendment to allow compromise plan to be implemented.

Thornbury Township (Delaware County, PA)

Completion of new comprehensive plan to address suburban growth pressures and protect community's fragile natural amenities.

Tredyffrin Township (Chester County, PA)

On-going consultancy; preparation of numerous amendments to zoning and subdivision/land development ordinances, including substantial amendments for natural features/sensitive lands protection. Appeared as expert witness before Township Zoning Hearing Board in case involving proposed pari-mutuel wagering facility.

Upper Mount Bethel Township (Northampton County, PA)

Preparation of new comprehensive plan, preparation of new zoning ordinance to implement said plan, and preparation of new subdivision and land development ordinance.

Upper Providence Township (Montgomery County, PA)

On-going consultancy; preparation of comprehensive plan update, open space/recreation plan and addendum thereto; preparation of numerous amendments to zoning ordinance including new use districts for interchange office support development, open space residential (cluster) development, age-restricted residential development, and golf course development; preparation of major amendments to subdivision/land development ordinance; review of development proposals. Appeared as expert witness before Township Zoning Hearing Board relative to zoning interpretation in validity challenge.

Representative Private Clients/Expert Testimony

Churchill Court Condominium Association

Appeared as expert witness before Lower Merion Township (Montgomery County, PA) Zoning Hearing Board to request special exception for parking expansion. Managed in-house plan preparation for same and for additional site development contemplated by client.

Devereux Foundation

Coordinated developer's team for plan preparation for subdivision plan as settlement for litigation relative to development of 33-acre estate in Lower Merion Township (Montgomery County, PA); participated in on-going negotiations with municipal staff and officials.



(The) Goddard School

Appeared as expert witness before Whippen Township Zoning Hearing Board (Montgomery County, PA) for use variance and sign variance for day school.

(The) Goldenberg Group

Appeared as expert witness before Montgomery Township (Montgomery County, PA) Board of Supervisors in curative amendment case in which validity of zoning ordinance was challenged. Client proposed to develop 43-acre shopping center in highly developed Montgomeryville area.

Kranzco (now known as Kramont) Realty Trust

Prepared planning feasibility studies for shopping center expansions for centers in Bradford, PA, Hamden, CT, and Stratford, CT. Appeared as expert witness before East Pikeland Township (Chester County, PA) for sign variance requests for Valley Forge Mall.

LFT Realty Group

Appeared as expert witness before several Montgomery County (PA) municipalities to obtain zoning and development approvals for industrial, commercial and mixed use projects. Some of these projects required drafting amendments to existing zoning regulations. Also supervised sketch plans for a number of the client's sites, and participated in negotiations with Township staff and officials concerning the proposed amendments and site plan issues.

Lower Bucks Cablevision

Appeared as expert witness before Lower Makefield Township (Bucks County, PA) Zoning Hearing Board in order to clarify interpretations of various provisions of the Zoning Ordinance as it related to requirements for various permits and approval processes associated with the installation of new "pedestal structures" within road rights-of-way.

National Liberty Life Insurance Company

Appeared as expert witness before East Whiteland Township (Chester County, PA) Zoning Hearing Board for zoning interpretation/validity challenge relative to development of office complex.

Realen Properties, Inc.

Appeared as expert witness before Upper Merion Township (Montgomery County, PA) Zoning Hearing Board for validity/spot zoning challenge relative to the Agricultural Zoning classification of the Valley Forge Golf Course. This 135-acre tract, surrounded by major highways (the PA Turnpike, Schuylkill Expressway/Route 422 and Route 202) and intensive residential, office, and commercial development in the King of Prussia portion of the Township and adjacent Tredyffrin Township (Chester County), was proposed for mixed use development. Client's appeal was sustained by the PA Supreme Court.



TPT Partners, L.P.

Worked with owners of 260-acre estate property in North Coventry Township (Chester County, PA) to determine most feasible development scenario for property, seek zoning approvals to allow for this development, and provide overall supervision for in-house development of subdivision and land development plans.

Trefoil Properties, Inc.

Appeared as expert witness before Towamencin Township (Montgomery County, PA) Zoning Hearing Board to request special exception for food preparation facility; assisted with plan processing for associated office park development; managed in-house plan preparation process for several proposed land developments in various municipalities.

Wilmington Savings Fund Society

Managed in-house plan preparation of mixed-use development proposal for 30-acre tract owned by client in Upper Uwchlan Township; presented plans for same to Township Planning Commission and Board of Supervisors on behalf of client.

- Temple University Community and Regional Planning Program (Ambler, PA) Fall Semester 2005 to Present

Adjunct Associate Professor

- Lower Merion Township (Montgomery County, PA) 1987 to 1989

Director of Planning. Administered Planning Department of six persons in First Class Township of 60,000, adjacent to Philadelphia. Work involved processing development proposals, negotiations with developers; presentations to Planning Commission, other advisory bodies, Committees of the Governing Body, and the Governing Body; managing consultants performing work for Township (including neighborhood traffic impact studies, pilot open space study, downtown revitalization study, etc.); general liaison with the public.

- Montgomery County (PA) Planning Commission 1973 to 1987

Associate Director. Administered local planning assistance program involving 7-10 professional planners. Program involved provision of technical assistance to municipalities under contract for preparation of comprehensive plans, zoning ordinances, subdivision/land development ordinances; conduct of topical studies; review of subdivisions/land developments/zoning amendments; development of grant applications. Municipalities assisted range in population between 1800 to 15,000; county population of 640,000; suburban county in Philadelphia metropolitan area.

Authored several comprehensive plans, numerous zoning amendments, subdivision/land development ordinance and various amendments,



neighborhood preservation/improvement studies and other specialized planning reports. Provided expert testimony; routinely made presentations to local planning commissions and governing bodies. Negotiated planning assistance contracts between the County and local governments. Initially hired as Community Planner; various promotions through 1984 when received position as Associate Director.

Education

Certified as Instructor for Pennsylvania Municipal Planning Education Institute for “Course in Zoning” (Fall 2007), “Basic Course for Zoning Officials” (Spring 2000), and “Course in Community Planning” (Fall 1998).

The Wharton School, University of Pennsylvania, Community Leadership Seminars (Philadelphia, PA), September 1982 to June 1983.

University of Pittsburgh, Graduate School of Public and International Affairs (GSPIA) (Pittsburgh, PA), Master of Urban and Regional Planning, December 1972.

Fellowships:

U. S. Dept. of Housing and Urban Development, Urban Studies Fellowship, September 1971 to August 1972
GSPIA Fellowship, September 1972 to December 1972

Pennsylvania State University (University Park, PA), Bachelor of Science Degree (With Distinction), March 1971, Housing Major, College of Human Development, Division of Man-Environment Relations.

Organizational Affiliations

- American Institute of Certified Planners; Certificate #008622
- American Planning Association
- Licensed Professional Planner, State of New Jersey; License #4842
- Pennsylvania Planning Association Member, Southeast Section Council 1987-2001 (Chairman 1989-91)
- Chairman, North Wales Borough Planning Commission
- Chairman, North Wales Borough Historical Architectural Review Board
- Member, North Wales Borough Open Space, Comprehensive Plan and Zoning Committees
- Member, Board of Directors (1985-1991), Schuylkill Canal Association (Oaks, PA)

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Professional Publications and Lecturing/Teaching Activities

- Panelist on “Land Use” panel at Pennsylvania Association of Township Supervisors (PSATS) Annual Convention (1993).
- Authored article, “Townships Responsible for Preserving Natural Resources” in PA Township News (November 1993).
- Course Instructor for Local Officials Workshops at Albright College (Reading, PA) for Local Government Institute; General Planning (1995) and Cluster Development/Zoning (1996).
- International Council of Shopping Centers, Philadelphia Region; Roundtable Discussion leader for topic of “Zoning”.
- International Council of Shopping Centers, Alliance Program (Philadelphia Region), Panelist on “Public/Private Partnerships” (1999).
- Presenter at Brandywine Conservancy, Environmental Management Center, Subscribers’ Meeting re: Cluster Zoning (specifically, Upper Providence Township, Montgomery County, PA, “Open Space Residential Community District” (1997).
- Adjunct Associate Professor, Temple University Community and Regional Planning Program (Amler, PA), Fall Semester 2005, Spring Semester 2006, Fall Semester 2006, 2007, 2008.
- Certified as Instructor for Pennsylvania Municipal Planning Education Institute for “Course in Community Planning” (1998).
- Certified as Instructor for Pennsylvania Municipal Planning Education Institute for “Basic Course for Zoning Officials” (2000).
- Certified as Instructor for Pennsylvania Municipal Planning Education Institute for “Course in Zoning” (2007).
- Instructor for Tri-State Association of Commercial and Industrial Realtors in association with Villanova University, for continuing education program on “Sound Land Use” presented in March and May, 2000.
- Presenter/panelist at various Pennsylvania Planning Association Annual Conferences.
- Authored and served as project manager for numerous municipal planning documents. The following is a representative list:
 - Comprehensive Plan Update for Hilltown Township, Bucks County, PA, October 2003
 - Subdivision and Land Development Ordinance, Borough of Narberth, Montgomery County PA, October 2003
 - Community Revitalization Plan for North Wales Borough, Montgomery County, PA, April 2003
 - Community Revitalization Plan for the Borough of Narberth, Montgomery County, PA, September 2000
 - Comprehensive Plan Update and Recreation Plan for Middle Paxton Township, Dauphin County, PA, August 1998
 - Parks, Open Space and Recreation Plan for the Borough of Narberth, Montgomery County, PA, January 1996
 - Open Space and Environmental Resource Protection Plan for Upper Providence Township, Montgomery County, PA, December 1995
 - Subdivision and Land Development Ordinance for Upper Mount Bethel Township, Northampton County, PA, January 1995
 - Zoning Ordinance Upper Mount Bethel Township, Northampton County, PA, December 1994
 - Comprehensive Plan Update Upper Providence Township, Montgomery County, PA, August 1994
 - Comprehensive Plan for Upper Mount Bethel Township, Northampton County, PA, May 1994
 - Open Space and Recreation Plan for Upper Providence Township, Montgomery County, PA, June 1993